

PLANNING DEPARTMENT
DEVELOPMENT SERVICES DIVISION
600 2nd Street NW, Ground Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3946

OFFICIAL NOTIFICATION OF DECISION

Presbyterian – Jim Jeppson
P.O. Box 26666
Albuquerque, NM 87125

Project# PR-2020-003861
Application#
SI-2020-00722 SITE PLAN – DRB

LEGAL DESCRIPTION:

For all or a portion of: **TRACT 1 REPLAT OF TRACTS E F & A, EAST END ADDN**, zoned MX-T, located at **8300 CONSTITUTION, between WYOMING BLVD and CONSTITUTION AVE NE** containing approximately 18.895 acre(s). (J-19)

On September 2, 2020, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request, with delegation to Transportation and Planning, based on the following Findings:

1. This is a request to construct a new entry vestibule 280 square feet in size at the southern portion of the existing Kaseman hospital facility. The site plan is required to be reviewed by the Development Review Board (DRB) because the site does not and has not ever had a governing site plan, and the existing hospital facility is of a size that would necessitate an approved Site Plan-DRB.
 1. Pursuant to 6-6(G)(3) Review and Decision Criteria An application for a Site Plan – DRB shall be approved if it meets all of the following criteria:
 - a. 6-6(G)(3)(a) *The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any conditions specifically applied to development of the property in a prior permit or approval affecting the property.*

The 18.895 acre site was built prior to the requirement for a Site Plan. The request establishes a Site Plan for the entire site, including the hospital, based on the as-built condition. The request is for a small change to the as-built condition to add an entry vestibule of 280 square feet, and the review of the request was limited to the vestibule portion of the site. The proposed development meets the IDO and site plan requirements.

- b. 6-6(G)(3)(b) *The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the extent practicable.*

The site has access to a full range of urban services including utilities, roads and emergency services. A traffic impact study was not required for the project.

- c. 6-6(G)(3)(c) *The Site Plan mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable.*

The proposed development enhances the existing condition with improvements that include additional landscaping.

2. The proposed use is allowed within the MX-H zone district. Future development must be consistent with the underlying zone district.
3. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

Conditions:

1. This Site Plan is valid 5 years from DRB approval (9/2/2020). An extension may be requested prior to the expiration date.
2. Final sign-off is delegated to Transportation and Planning to indicate 5-foot bollard spacing.
3. The applicant will obtain final sign off from Transportation and Planning by October 2, 2020 or the case may be scheduled for the next DRB hearing and could be denied per the DRB Rules of Procedure.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **SEPTEMBER 17, 2020**. The date of the DRB's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-6-4(U) of the Integrated Development Ordinance (IDO). Appeals should be submitted via email to PLNDRS@CABQ.GOV (if files are less than 9MB in size). Files larger than 9MB can be sent to PLNDRS@CABQ.GOV using <https://wettransfer.com>. A Non-Refundable filing fee will be calculated and you will receive instructions about paying the fee online.

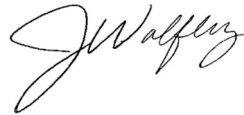
Official Notice of Decision

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You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Applicants submitting for building permit prior to the completion of the appeal period do so at their own risk. Successful applicants are reminded that there may be other City regulations of the IDO that must be complied with, even after approval of the referenced application(s).

Sincerely,

A handwritten signature in black ink, appearing to read "J. Wolfley". The signature is fluid and cursive, with the first letter of each word being capitalized and prominent.

Jolene Wolfley
DRB Chair

JW/jr

Dekker/Perich/Sabatini – Will Gleason, 7601 Jefferson NE Suite 100, Albuquerque, NM, 87109